

Lafayette County Conservation and Zoning Office



1900 Ervin Johnson Drive
Darlington, WI 53530-9271
Phone: (608) 776-3836

* These minutes are subject to the approval of the Planning and Zoning Committee on 9/1/2016 *

MINUTES MEETING OF THE PLANNING & ZONING COMMITTEE USDA AG CENTER CONFERENCE ROOM Thursday, July 21, 2016 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chairman D. Larson. Others present: Heimann, Ludlum, Marion, Sauer, Loeffelholz, and N. Larson. Also present were Colney & Maggied, SWWRPC, and those from the registration form (see copy)

Excused: Wiegel, Heimann

Larson stated that the agenda was posted in the USDA Service Center, by the County Clerk's Office, the Darlington Municipal Building, on the Lafayette County Webpage; and was sent to the press. It was also sent to SWWRPC, Kathleen Ernser-Norton, Argyle Town Clerk, Lyle Fischer-Argyle Town Chair, Jack Wiegles-Supervisor District #10, Ephraim Stoltzfus, and neighbors.

Motion was made by Sauer and second by Ludlum to approve the agenda as printed. Motion carried.

Motion made by Ludlum and second by Larson to approve the minutes of the 6/9/2016 meeting. Motion carried.

Public Hearing for Ephraim L. Stoltzfus for a Conditional Use Permit:

Zoning Office Statement: Loeffelholz stated that the property is at the corner of Nall Road. Chris Fischer is on Spore Road. They wish to construct an Amish Parochial School. We don't have the minutes from Argyle Township yet, but they have talked about it. Ludlum asked if there is opposition – No. Loeffelholz stated that Austin had called about a Privy permit, and it should be here tomorrow.

Applicant's Statement: He does need written approval, and he has talked with Lyle Fischer, Town Chair. The school is close to Argyle. Ludlum asked if it is off a township road. It is on top of a hill a ¼ mile from the intersection. Ludlum is okay with it, but wanted to be sure there isn't a safety issue.

Public Statement in Favor: None

Public Statement Opposed: None

Public Statement in Interest: None

Applicant's Rebuttal: None

Committee Discussion: None further.

Close Hearing: D. Larson closed the hearing.

Recommendation to the County Board: Conditional Use Permits are approved by this committee, and do not need to be forwarded to the County Board. Motion to approve the Ephraim Stoltzfus Conditional Use

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Permit to build an Amish Parochial School contingent on the approval by the Argyle Township Board by Sauer and second by Ludlum. Motion carried.

Farmland Preservation Plan – Southwest WI Regional Planning, Chris Colney/Troy Maggied: Sauer asked about Farmland Preservation (FPP) changing to Working Lands Initiative (WLI). The Farmland Preservation Plan is still a requirement for the County though. Brancel & Novak were at the Fair. A draft copy of the new plan has been sent to Corp Counsel. He has been very responsive. Maggied will notice the Public Hearing in July and/or August.

Colney needs a recommendation to approve. (See copy of Resolution.) Maggied said it is consistent with the Comprehensive Plan, and the numbers are about the same. The biggest figure changes were in population. A copy is available from Colney in either paper or digital form.

Maggied stated that DATCP has a prescribed process to follow, and that they are requiring recertification every 10 years. This plan must be in place for the farmers to be able to claim the tax credit.

Motion by Ludlum and second by Sauer to take the Resolution to the next County Board meeting. Motion carried.

Sanitary Ordinance – System Setback: Loeffelholz has been told a system is too close to the water.

1. Larry Austin, certified engineer, designed the system.
2. It meets State Code – 25' from a septic and 50' from the system drainfield
3. It was installed by a licensed plumber.
4. Was inspected by this office on 9/23/2015 and is within statute codes.

Zoning Ordinance – Size of Parcel & Size of Structure: Requiring Permits for all structures – fee exempt on ag structures: 1. A family adding on to a structure – the official Zoning definition of a family is up to 5 non-related persons. One family – there are large single family homes, and single person homes.

Grant County has permits for all structures, but no fee for ag buildings. Our Zoning Ordinance has nothing about size. If there is interest, we can amend the ordinance to add it in. We can also add a line about permits for all structures. Currently they are not required in unzoned townships. Loeffelholz will look into information and wording from the Grant & Iowa County Ordinances.

In regard to regulating size of the structures, most regulations are added to be sure the structures are not built too small; as opposed to too large

Conservation & Zoning Manager Update: Loeffelholz attended the Darlington Township meeting regarding Township zoning. All those present were against it, although one was concerned about Bytec coming in. Some would like to have a few planning meetings for Darlington. They feel the Village powers don't understand zoning. One-half of the Bytec site in Gratiot Township has been planted. DNR does the inspections on them.

Correspondence: Sauer said he had been contacted by Mark Riechers regarding an Environmentally Sustainable Ag Tour on August 17 at 8:00 a.m. Sauer would like Loeffelholz to be involved. D. Larson asked if there is anything similar to the Belmont Bio-Ag project in the County. Darlington Ridge has discussed a digester, and Norgard is working on a system for reclaiming bedding. Cottonwood already reclaims sand bedding. Marion would like to see a karst feature included.

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The Planning & Zoning Committee read through their voucher lists. Motion by ~Sauer and second by Ludlum to approve payment of the vouchers. Motion carried.

The next LCC meeting will be at the call of the Chair.

Motion by Sauer and second by Ludlum to adjourn the meeting at 7:31 p.m. Motion carried.

Recorded By

Nikki Larson

For Terry Loeffelholz
Conservation & Zoning Manager

APPROVAL OF MEETING MINUTES
